153.0	0010	0003.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	770,100 /	770,100
					USE VALUE:	770,100 /	770,100
					ASSESSED:	770,100 /	770,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
54		FISHER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DOWLING N./COMEAU J./TIMBERS A
Owner 2:	TRS/THE MARIANNE COMEAU TRUST
Owner 3:	
Street 1:	C/O NANCY DOWLING
Street 2:	125 CAMBRIDGE PK DR S-2
Twn/City:	CAMBRIDGE
St/Prov:	MA Cntry Own Occ: Y
Postal:	02140 Type:

PREVIOUS OWNER

Owner 1:	COMEAU MARIANNE -
Owner 2:	-
Street 1:	54 FISHER RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .146 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1936, having primarily Wood Shingle Exterior and 1584 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6378.000	276,400	4,600	489,100	770,100
Total Card	0.146	276,400	4,600	489,100	770,100
Total Parcel	0.146	276,400	4,600	489,100	770,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 486.17 | /Parcel: 486.17

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 102356

GIS Ref

GIS Ref

Insp Date 03/10/18

PREVIOUS ASSESSMENT

Parcel ID 153.0-0010-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	276,400	4600	6,378.	489,100	770,100		Year end	12/23/2021
2021	101	FV	268,400	4600	6,378.	489,100	762,100		Year End Roll	12/10/2020
2020	101	FV	268,300	4600	6,378.	489,100	762,000	762,000	Year End Roll	12/18/2019
2019	101	FV	202,800	4600	6,378.	458,500	665,900	665,900	Year End Roll	1/3/2019
2018	101	FV	202,800	4600	6,378.	379,000	586,400	586,400	Year End Roll	12/20/2017
2017	101	FV	202,800	4600	6,378.	348,500	555,900	555,900	Year End Roll	1/3/2017
2016	101	FV	202,800	4600	6,378.	317,900	525,300	525,300	Year End	1/4/2016
2015	101	FV	194,500	4600	6,378.	311,800	510,900	510,900	Year End Roll	12/11/2014

!12076!

PRINT

Date	Time
12/30/21	13:50:39

LAST REV

Date	Time
08/23/19	10:18:28
jorourke	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12076

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COMEAU MARIANNE	52843-109		5/26/2009	Family	1	No	No		
COMEAU CATHERIN	32786-414		4/19/2001	Family	99	No	No		
	9866-325		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/1/2013	279	Manual	5,447	C				
7/23/1996	333		10,000					REMODEL KIT/ADD 1/

ACTIVITY INFORMATION

Date	Result	By	Name
8/23/2019	Mail Update	JO	Jenny O
3/10/2018	MEAS&NOTICE	HS	Hanne S
5/24/2013	Info Fm Prmt	EMK	Ellen K
11/11/2008	Meas/Inspect	197	PATRIOT
11/11/2008	Meas/Inspect	189	PATRIOT
4/6/2000	Measured	263	PATRIOT
7/24/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	102356
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6378		Sq. Ft.	Site		0	80.	0.96	9									489,070						489,100	

Total AC/HA:	0.14642	Total SF/SM:	6378	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	489,070	Spl Credit		Total:	489,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	50	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE/WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1936	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FA - Fair-Avg	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	35.6	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.31287873
Const Adj.:	1.00474954
Adj $ / SQ:	184.676
Other Features:	77000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	429230
Depreciation:	152806
Depreciated Total:	276424

COMMENTS

SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB	1				

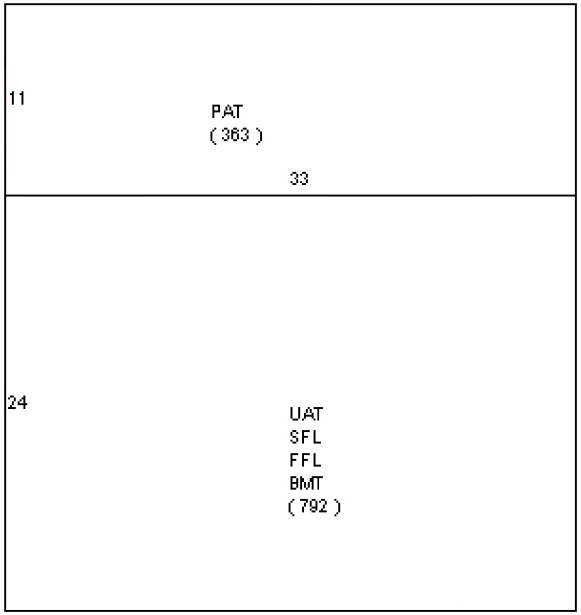
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	184.68
Special Features:	0	Val/Su Net:	94.11
Final Total:	276400	Val/Su SzAd	174.49

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	792	55.400	43,879
FFL	First Floor	792	184.680	146,263
SFL	Second Floor	792	184.680	146,263
PAT	Patio	363	3.300	1,197
UAT	Upper Attic	198	73.870	14,626

Net Sketched Area:	2,937			Total:	352,228
Size Ad	1584	Gross Area	3531	FinArea	1584

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

153.0-0010-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X27	A	AV	1936	23.42	T	40	101			4,200			4,200
19	Patio	D	Y	1	8X20	A	AV	1936	4.59	T	40.8	101			400			400

More:	N	Total Yard Items:	4,600	Total Special Featues:	
				Total:	4,600

IMAGE

AssessPro Patriot Properties, Inc